

CitizenSpeak I Small Groups Summary

September 16, 2000

OVERVIEW

On Saturday, September 16, 2000, Clark County hosted part I of “CitizenSpeak, a Countywide Assembly on the Comprehensive Management Plan Review.” The event was a public forum to discuss elements of the County’s comprehensive plan under review. Approximately 75 people signed in at the registration tables. The event was publicized in a variety of ways: news releases and newspaper advertisements, on the Clark County web-site, in a countywide mailer, and during small group interviews held in August.

During the morning’s activities, citizens toured displays at six topic stations:

- General foundation of the plan
- How much growth
- Where to grow
- How to grow/Housing
- How to grow/Jobs
- How do we make this a desirable place to live

In addition to informational displays, questions were posed to the participants on posters in each topic station. The responses to this “walk-through survey” are located on the last seven pages of this document.

After visiting the topic stations, citizens broke into small groups according to which topic interested them most. The small groups allowed participants to examine the elements of the plan under review. A facilitator led the discussion in each of the groups, and a County staff member was available to answer questions and provide information. The small groups’ conversations were recorded on flipcharts. At the end of the small group session, the groups wrapped up their discussions and selected the key points to present to the whole assembly. They also recorded key points that would be useful for additional meetings on the topic. The notes from the six small group discussions and their key points follow:

FOUNDATION STATION

Facilitator: Jamie Damon

Technical Staff: Pat Lee

Questions to get us started

- Trying to make sense of it all? What questions do you have about the Comprehensive Plan?
- Tell us your expectations, suggestions, concerns, and ideas for this review process.
- How do you see the issues affecting you?
- Are there issues that you are concerned about that you don’t see being addressed?

Discussion

- More options for rural landowners – family compounds
 - 1) Hardship – financial (lose of job/illness.)
 - 2) Retirement.
- Incentives for preserving farmlands
 - 1) Retirement.
 - 2) Family farm compounds.
 - 3) Collateral.
- Concurrency needs to be in place – very important – infrastructure developed first before more intense development.
- Lots of traffic problems.
- Not okay to lower standards (bad congestion).
- Encourage more industry that pays family wages – locate industry near homes – buffers. Consider impacts to existing neighborhoods – compatible uses.
- Use open space as buffers between industry/homes/commercial.
- Plan for growth – build arterials – road to prosperity is roads. I-5 congestion is bad. We need industrial areas and commercial areas. Have buffer zones to separate heavy industry from neighborhoods.
- Do not pack everyone into the UGA – it is a “rat maze.” Packing people in – need space – plan wisely.
- Let big developers pay impact fees, not small businesses.
- Who is looking out for the neighbors who locate near a heavy industrial use?
- We have lost a sense of community here. We are not all “square” – forced into a square hole. It is not fair that we should absorb impacts in a blanket way across the county. Need more investment in the process. Open space policy is an example – two large units are not fair for our smaller communities. We need subcategories.
- County needs a comprehensive plan – more growth can be handled. Concerned that infrastructure is not in place now to handle the growth (roads).
- Large employers can be attracted here. A “pool of talent” is a draw.
- Stick to the plan that is developed.
- Moved in the area with a set of assumptions (about the quarry near Fishers Landing) – How is it that homes were built so close to the quarry?
- Tying law enforcement/code enforcement with how policies are implemented.
- Bring citizens in earlier.
- Have a consensus vote for fairgrounds/asphalt plant. Hear the voices of the citizens! Need a citizen team in the county to run things by so the staff/BOCC are not left ignoring input. Need a stronger voice for citizens in government. Reduce tension/friction.
- There are a lot of issues discussed at the small group interviews that do not seem to be addressed here!
- Needs to be objective criteria.
 - Tie it closely to the framework plan.
 - No way to shrink urban growth boundary.
- “A gate system” – go through all gates to make sure all areas are addressed.
 - Link concurrency to all needed infrastructure
 - parks

- schools
- water quality
- Sustainable growth needs to be included in the growth choices.
- Concerned about recent example that undermines confidence. Is county really listening?
- Want a “fresh start” – want to be an advocate for the county to Brush Prairie constituents – do not feel good about that now – wonder what that means for the comprehensive plan process.
- Good newsletter – have information in other languages – complicated issues! Advertise in lots of areas.
- Need a better voice for Washougal. Neighborhood association is not representative.
- Specific issues in Washougal – (River Road) (gas pipeline) (dynamite blaster)
- Concerned about motorcycle track and impacts on river.
- Need to do a better environmental survey. Policy that limits – gets reinterpreted once a year. (Over-night camping an issue). The way the process has been conducted for this is a problem.

Key Points

- “Catch all category”.
- Specific concerns about locating heavy industry near neighborhoods – who is looking out for the citizens?
- Concerns about credibility of the process – the plan – outcomes and how implemented – and how linked to our concerns?
- We are doing this backwards – growing first then infrastructure. Need infrastructure first!
- Do not make land homeowners and small businesses suffer for expansion of big businesses and industrial.
- Our environment should be protected before growth.
- Protect our quality of life before money and growth.

HOW MUCH TO GROW

Facilitator: Debie Garner

Technical Staff: Jose Alvarez

Questions to get us started

- How fast is Clark County’s population really growing and what does this mean for the comprehensive plan review?
- How can we make sure we use the most accurate projections possible?
- Will we have the funds available to build roads and other services? Will we need to reduce levels of service?
- While we can’t “close the door behind us”, is there a limit to how much growth?

Discussion

- 81 percent in UGA – do not want to live in high-density apartment/single family/PUD. Want to be able to choose to have room.
- Do not see “what’s left” as farmland anyway.

- Need prosperity.
- Crazy quilt – rural roads with apartments – build infrastructure and parks first, then allow development.
- Peace and quiet important – we need down time.
- More crime with higher density.
- Exceptions are made to zoning and rules – expectations are set then plans change.
- Do not stop growth; plan and control it.
- Plan for low growth to limit growth.
- Lump all high density south of 4th Plain.
- High density near commercial and industrial transit.
- Infrastructure (road and school) needs to catch up with growth.
- If you plan for high growth you can influence it in a quality way (high-density downtown – high quality out further).
- Get all main arterials “traffic compatible” – able to move people.
- Have buffer zones of commercial between residential and industry.
- If you own your land over 10 years, you shouldn’t have to pay impact fees – you’re taxing people to death.
- Have to plan for growth.
- Do you plan for sewers, etc., when planning for growth? How are they paid for?
- Growth should not happen at expense of the older population (property taxes, new fees, etc. are too high for them).
- What /how much do impact fees pay for? Do they pay for development?
- Rural landowners pay more in taxes, gasoline impact fees.
- Free up rural lands so people can have options for future (subdivide, etc).
- Plan for high growth/density, roads, schools, water, etc., so our infrastructure can keep up.
- Plan infrastructure for what is coming and zone to allow growth in organized manner.
- Need to know if we are planning for residential growth based on industrial (jobs) or industrial based on residential.
- Losing industry to Hillsboro.
- Concentrate on quality of life, low growth.

Key Points

- Plan for low growth to maintain quality of life because that will allow us to plan, influence and control it.
- Plan for high growth to maintain quality of life because that will allow us to plan, influence and control it including schools and roads.
- Free up rural lands so people can have options for future (concern with taxation and fees making it to expensive to live in rural lands).
- No more exceptions to zoning rules.
- Infrastructure to meet or precede growth, with funding for it.
- Density only in certain areas, near commercial, industrial and transit.

WHERE TO GROW

Facilitator: Vaughn Brown

Technical Staff: Bob Higbie

Questions to get us started

- Should we keep the Urban Growth Boundaries the same and increase density of housing and businesses?
- Do we need more land for urban development and if so, what does that mean for farming and forestry land?
- Should we continue to plan for 19% of our population to live in the rural area and 81% in the urban area?

Discussion

- Realtors and others already hearing people feeling residential development is too dense.
- Need to eliminate trucks (semi's) in residential areas - concurrency.
- Resource land designations and down-zoning resulting from 1995 Comp. Plan
- Need review zoning subject to "long-term commercial significance test" and consider new circumstances like the Endangered Species Act.
- People need options to live in lower density situations.
- Broaden the definition of livability to include habitat, birdsong, etc. (beyond commercial test).
- Include fairness in the definition of livability.
- Re-evaluate land availability under current circumstances.
- Recognize "options for adjusting taxes" (current use assessment, critical lands, wetlands).
- Provide tools for challenging assessors' office.
- Use incentives to achieve habitat restoration, open space, etc. as the first choice over regulations.

Key Points

- How can we explore/use/integrate incentives for habitat restoration and open space preservation to replace/supplement regulation?
- Review zoning as part of comprehensive plan review.
 - Establish a long-term commercial significance definition
 - Use current circumstances to re-look at zoning especially around the fringe of the UGB
- Are we going to force people in high density as a way of maintaining UGB?
- How do we make better high density housing?
- Can we use the comprehensive plan to stop strip mall development?
- How to grow and where to grow go together – centralize services and facilities.

Large Group Presentation Notes

- Implement what we already have.
- Share the load on multi-family housing – neighborhood by neighborhood.
- Integrate objective quality of life values in concurrency process.
- If we choose low growth does that imply low standards or can it be promoting.

HOW TO GROW/HOUSING

Facilitator: Sandie Hillman

Technical Staff: Derek Chisholm

Questions to get us started – (The participants were prepared with questions and comments, so the prompt questions were not used in this group.)

- How do we meet the goal of 60%--single family and 40%--multi-family housing in urban areas?
- Do we change the goal?
- How do we provide a range of housing for all income levels?
- How can we help diverse housing styles blend with each other?
- What about density? To keep the Urban Growth Boundary where it is, we will need to put more homes per acre. What do you think about that?

Discussion

- All urban areas must provide for mix of housing – maybe not 60/40.
- Look at where 60/40 goal has been met
 - Is it working?
 - Why is it working?
 - Is it needed everywhere?
- Cities should follow county prescribed goals, but need more flexibility to meet goals.
- Need industry to draw population – this brings housing, but remember that industry wants roads before they invest.
- Different type of housing with mixed uses in same buildings or immediate area – pedestrian friendly.
- Need safe places for bike/pedestrian use to support mixed use.
- Change goal – now 60/40 everywhere. Adjust to meet needs of smaller cities.
- Countywide goal not for each jurisdiction. Need to be fair and balanced.
- Growth is interconnecting communities – areas may need to compromise “uniqueness”.
- All urban areas need to be “on board”. Use funding as incentive.
- If each area must have multifamily, how do you get people to live there?
 - Make attractive
 - Access to services
 - Pedestrian friendly
- Jobs change frequently – people may not be willing to move with job change.
- Concern in neighborhood – feel low income housing is “shoved down their throats.”
- Infill – good in theory but often results in NIMBY.
- Goal for most to live in single family housing.
- Look at all types of multi-housing.
 - Apartments
 - Condominiums
 - Townhouse
 - Assisted living

- Mobile home parks
- Granny apartment
- Concern over impacts of infill and multi-family housing on existing neighborhoods.
- Do not let developer decide if he has met “infill” requirements.
- If infill
 - Design requirements – people do not want to be told what detail design has.
 - Good monitoring
 - Good regulations/process, including public input.
- When neighborhood/area inside the UGB has met 60/40 they should not have to continue having infill.
- Remember that 60/40 is for 20 years out.

Key Points

- Need variety (cost, kind, affordable) of housing, but jurisdictions need flex to determine how to meet goals.
- With all kinds of housing we need to provide:
 - better regulations to allow/encourage building
 - good monitoring
 - good process to help insure that it meets community values.
- Infill is good in theory but often results in NIMBY.
- How do you bring people to multifamily housing?
- How do we encourage open space?
- Growth is connecting communities and they may not stay “unique”.
- Market forces determine housing needs (location and cost).
- Make sure everyone understands range of multifamily housing types.
- Does neighborhood need to use all open land when have already met 60/40?

Forward to Topic Group

All Key Points listed above and

- Communities have 20 years to meet goals.
- Explore relationship of jobs and infrastructure to create need for multifamily housing.

HOW TO GROW/JOBS

Facilitator: Kevia Jeffrey

Technical Staff: Oliver Orjiako

Questions to get us started

- How can we plan for and attract jobs to specific areas?
- How can we best develop while conserving open space and rural land uses (farming/forestry)?
- How can we balance jobs and housing to make better use of roads and other public facilities?
- How can we minimize conflicts between existing neighborhoods and new business development?

Discussion

- Attracting jobs – how can we plan and attract jobs to specific areas? Plan – develop an economic plan.
- Diversity in terms of professions.
- Clean and sustainable jobs.
- Professional jobs.
- Minimize resource based jobs (gravel houses, etc.)
- Some areas in county better for jobs
 - Transport
 - Housing
 - Training/retraining
 - Concurrency
- Need facilities that would make people want to come to Clark County to live.
 - Parks
 - Community centers
 - Cultural/facilities
 - Museums
 - Theaters, etc.
- Commute to Portland – increase use of roads and facilities, but not really add to Clark County's job base.
- How can we best develop while conserving open space and rural land use?
- More planning.
- Stable zoning both business and residential. Know what to expect to plan for diversity rural use.
- How can we balance jobs and housing to make better use of roads and public facilities? Good idea. Balance payments/concurrency both government and developers pay.
- Redevelop existing areas/rebuild infrastructure – Hazel Dell, downtown Vancouver.
- How can we minimize conflicts between existing neighborhoods and new business development?
 - More community involvement in planning process for individual developers.
 - Setbacks, screens, vibration buffers.
 - Stabilize zoning.

Key Points

- Linking growth management planning with economic planning.
- Find out who are employers – both Clark County and Portland.
- Creating a plan for business type.
- Zoning stability.

Topic Group Focus

- Attract jobs – improve livability (schools, cultural activities, transportation, economic incentives (reduced water, electricity and land costs). Educate the work force via job training, higher education improved and increase funding for current job programs.

- Diversity – expand the type of jobs to include professional jobs (high-tech) – medical, financial; do not focus on retail and service jobs, create clean and sustainable jobs for worker safety and resource protection. Link economic development with GMA plans, create a plan for how we grow jobs and what type of jobs we need.
- Play business types – create plans that cover types of jobs, job location, education and development types.
- Zoning incentives – zoning should be stable and should not be dictated by developers; improve public involvement/public notification of zoning changes and development projects, improve communication between government, community and business.
- The state should be involved in local business efforts; they have resources and the power to create tax-breaks and educational reform. For example, the JEV program links business leaders with state agency leaders.
- Locate commercial areas throughout the county, not just in Vancouver.
- What can we learn from Portland and Camas? How did they create jobs? Why do people want to work and/or live there? What type of jobs are people going to in Portland?
- Support redevelopment versus sprawl.
- Set aside areas for open spaces, agricultural work and industrial development that are stable.
- Understand that some areas will not produce jobs, this is often true in rural areas.
- Who pays for infrastructure? Should it be developers, the City, residents? Part of attracting business will be the ability to provide infrastructure (roads, lights, services).
- Do not subsidize development. Clark County has enough going for it that business will come because of Clark County's quality of life, which we are losing.
- If you plan multi-family next to commercial and industrial more people will live and work close to home. As they get promoted and earn more they will move to their own home.
- Zoning – Port district – need to expand.
- Put roads where needed for growth – extend SE 20th east from 192nd to Parker Street in Camas at same time as 192nd expansion. Put Commercial at Parker and NW 38th or SE 20th. Also on SE Lake Road as part of expansion of SE 1st on Lake Road.
- Geo, screening, evaluation, orientation.
- Require unit ratio housing to industrial/commercial.

HOW DO WE MAKE THIS A DESIRABLE PLACE TO LIVE?

Facilitator: Jeanne Lawson

Technical Staff: Evan Dust

Questions to get us started

- How will the county and the cities provide for sewer, water, and roads to meet the growth demands?
- Should we reduce the level of service that the current comprehensive plan calls for rather than pay more? (For example, fewer road improvements = more congestion).
- What about parks, schools and emergency services – how will we provide these?
- What kind of community do we want?
- What about our quality of life?

Discussion

- Has anyone planned a community that you can really walk to shopping, etc? Are we looking at it?
- Make it safe for short trips to be done by bike/foot.
- East County – there are no bike trails, there are schools with no sidewalks – many.
- We're expanding roads in front of schools – making unsafe to send kids to school by foot.
- Zone with more mix – postal, cleaners, etc.
- Infill is causing over crowding of schools.
- School districts are looking for ways to build schools where needed, but funding guidelines make it complex.
- Transportation requirements drive schools to locate on busy roads.
- Bigger schools are harder to locate in neighborhoods, we should keep schools small.
- Complex issues for siting schools:
 - Funding
 - Infrastructure
 - Student base
- Better integration of homes with schools, shopping, etc. Maybe it is design standards we need.
- Need buffers for pedestrians from traffic – like curbs.
- I want sidewalks for kids.
- The big conglomerates – Home Depot, Target, etc. – need to design for pedestrians: front on the street and/or put sidewalks through the parking lots, etc.
- Need more neighborhood parks.
- County has parklands they have not developed. Maintenance is the roadblock – no monies.
- What about neighborhoods funding or maintaining the parks?
- Need a schools/parks arrangement.
- Could require small lots and open space within walking distance – accessible and active.
- East Vancouver annexed, pay for parks downtown, but get no benefit.
- Also need jobs close to home – businesses.
- What is going to happen with ESA?
- Transportation – including transit, pedestrian, bike – is paramount.
- Continue the capital facilities funding discussion.
- Want a sustainable community.

Topic Group Focus

- How to make the new development and retrofit old developments to be desirable – integrating uses and instituting design standards. Focus on pedestrian, bike accessibility.

WALK THROUGH SURVEY

Foundation Station

Put a dot on your top three priorities. Of the issues under review, which ones are the most important to you?

The number of dots are shown for each issue.

- Revisiting urban growth areas = 11
- Tracking population growth = 3
- Planning for a variety of housing = 2
- Balancing growth in rural and urban areas = 20
- Deciding how many homes per acre = 16
- Locating business, industry and jobs = 14
- Determining zoning = 25
- Concurrency and paying for growth = 22

Are there issues that you do not see being addressed that are important to you?

- Variety of housing should be broken down between ownership and rental. Do we want to encourage attracting businesses that provide lower income (rental) or higher income (ownership).
- Adequate roads must be in place before a new development is allowed to be built. Dumping 60-100 cars with four trips a day on small roads is ridiculous.
- Reduce 20A Ag. zoning.
- Mixed-use zoning may be helpful.
- Quality of life should be considered. I have not heard space for parks and recreation mentioned.
- Do not kill trees. Replace any trees already killed.
- Natural resources. This area is losing many of its resources. People are becoming more important than water, trees, salmon and more. Clear-cutting, destroying riparian zones, etc.
- The community needs a balance between growth and the ability to deliver services. We do not need to be the super suburb, which runs from Eugene to Vancouver, BC up the I-5 corridor – the development. Value of Clark County's developable land is going to climb exponentially if the County says no now and gets selective while other communities sell themselves down the river to any one.
- An honest review of the comprehensive plan requires reconsideration resource land designations. Current designation violates the GMA term commercial significance test.
- County road death ditches. Zoning back to 2 ½ acres, or just made a statewide two-acre minimum.
- Where are the green spaces for Hazel Dell – is it too late?
- Growth for prosperity, inequitable roads to this area? Main arterials four lanes development turn lanes.

- Impact of growth on traffic need to be addressed. Short trips can be made by bicycle or on foot. Develop lanes/paths etc, for visits to grocery store without driving. Fewer short car trips = less traffic congestion.
- Air quality control, green spaces.
- Development plans. Encouraging and incentives for developers to build with smaller footprints (vertical homes with the same square footage as horizontal homes) and for environmentally friendly homes (homes with turf roofs).

How Much Growth

How much growth? Put a dot in the column that reflects your answer. While we can't "close the door behind us", is there a limit to how much growth? Planning for low growth means we may need to accept a lower service level (more road congestion for example) if more people come than expected, while planning for high growth means we will pay more to build the facilities needed for the higher number of people expected.

Plan for high growth = 19

Plan for moderate growth = 17

Plan for low growth = 7

Some chose to comment on this survey question:

- What happened with framework plan?
- No matter what we want, we are growing, so must be realistic. But can not just open us up for more uncontrolled growth and we cannot afford that as a community in terms of quality of life and finances.
- Someone added another category: Plan for sustainable growth = 7
- Population for year 2020 was added by someone: high growth = 587, 621
moderate growth = 497,202
low growth = 419,188

Should we continue to plan for 19% of our population to live in the rural area and 81% in the urban area? Put a dot in the column that reflects your answer.

Yes = 25

No = 14

Comments? – put post it notes here

- Rural population is going to increase and we need to plan for this.
- Zone rural areas and allow population to occur according to the zoning.
- I have lived on Mt Norway (NE of Washougal) for 20 years. It is too easy for developers to change the five-acre parcels into subdivisions. We make plans to live in an area that has a country feel – and find that the five-acre face is changing!

- You are controlling too much traffic in Cascade Park. Mill Plain is full, which throws traffic onto SE McGillivroy. The semi-trucks with trailers and speed are terrible for those of us who own property on McGillivroy.
- The county needs to stay with its current development zones and stop expanding development. All the flat non-large forestry areas have already been opened to development and small commercial development.
- Grow moderately and only enough to retain quality of life and affordable infrastructure. Let market demand determine where to grow.
- Yes, but must consider making urban percentage greater over time, because as population increases, impact on rural area will be greater and greater with population growth, even at a constant 19%. At same point, must limit rural growth in order to save it.
- We can not afford 19%.

Where to Grow

Where to grow. Put a dot in the column that reflects your answer. Should we keep the urban growth boundaries the same and increase the density of housing and businesses?

Yes = 25

No = 16

Comments? – put post it notes here.

- Need to allow for shrinking UGB.
- Keep UGB, critical, to protect environment, rural resource lands and quality of life.
- Two questions in first sign up. Should we keep the urban growth boundaries the same? Yes. Should we increase the density of housing and businesses? No!
- Keeping the UGB the same, for now, will not only prevent urban sprawl, but what I will term “urban creep”. Special interest groups would advocate that it is time to move the UGB. This notion robs us of the opportunity to be creative in looking to build sustainable communities. Incremental changes to the UGB now will have long-term effects, some of which will be adverse.
- Quality of life should be considered.
- People should be allowed gentlemen hobby farms and hobby nurseries, but massive projects in rural should be limited.
- Multi-family housing, where done with aesthetics in mind, can be lovely. Building densely can allow for the UGB to be maintained, as it must be if we care at all about maintaining open space and farmland for ourselves and future generations.
- We should consider expanding the urban growth boundary only when we have good data and after the other planning issues have been resolved:
 - Desired density
 - Desired employment centers
 - Transportation issues
- Hopefully the rural centers can provide jobs for the rural populations and reduce commuting.

- You planners must place the future apartment houses beyond Vancouver boundaries. We cannot continue to accept any more HUD developments. The schools are too crowded with students and apartment children are not up to speed usually.
- The most important thing is to give people access without large roads to shopping, etc.
- Infrastructure to support growth is vital. Transportation facilities need to include safe options for walking, bus, cycling. Sidewalks, road shoulders all required in existing residential areas and in new.

How To Grow/Housing

The current comprehensive plan has a goal of 60%--single family and 40%--multi-family housing in urban areas – yet only Vancouver comes close to meeting this goal, should we change it?

Yes=22 people

The following are the comments of those responding “yes”:

- Change goal percentage to 70% and 30%.
- Economics will drive housing needs!
- The ratio of housing types depends on many factors including some minimum number of residents in a locality. There needs to be different ratios in different communities/cities.
- Different areas of the county want different things. There should not be a quota for multi-dwelling if everyone in the neighborhood wants single-family dwellings.
- The 60/40 goal should not be applied to the entire county because:
 - People want to live in different kinds of communities.
 - There may be physical limitations (topography, etc.)
 - Differences will occur due to employment and shopping conditions.
- Keep sprawl down, but cluster neighborhoods with services that can be reached without crossing major streets.
- Each community should have flexibility.
- Increase well planned multi-family percentage.
- Need to put multi-family close to commercial and industrial. Zones land in these areas so it can happen.
- At the panel discussion the panelists stressed bringing industry – they will need housing. Keep this.
- Why do I have to live like Vancouver?
- No more tiny lots. No more apartment houses owned by HUD.

No=17 people

The following are the comments of those responding “no”:

- Single family percentage not high enough. Too many apartments, townhouses, national average 77%.
- Concept is on track, percentage may need to be adjusted. Ideally every city would support itself too.

- Let's be aware – multi-family is not necessarily synonymous with “poor” or “not white.” Healthy communities should have a mix of all kinds of people.
- I agree with principle and intent of 60/40, but would consider slight (5%) difference among cities (65/35 or 55/45). 60/40 is critical to creating balanced, diverse communities, which can meet needs of entire community through a person's and city's life span.
- Multi-family housing needs to be made with more aesthetics in mind. When apartments are made with thin walls, no balconies and lots of blacktop. Of course there is not a market. However, if row houses are built with special details and private backyards, I would be very interested.
- Should be a guideline and not an absolute. Depends on community makeup and infrastructure.
- 60/40 split should not be written in stone since we have no clue what we may need in future. Should be market driven, but 60/40 split should reflect ownership/rental. We want to encourage ownership to attract business that pay higher wages or we will end up with low end business paying minimum wage.

What about density? To keep the Urban Growth Boundary where it is, we will need to put more homes per acre. What do you think about that?

I agree=20

The following are the comments of those responding “I agree”:

- Current infill has not finished. Do not expand boundaries until infill is more complete.
- Should maintain a mix in urban areas. I see no reason for a residence to be in excess of a half acre.
- First attempt to meet the density within the UGB. Make sure all cities include minimum density requirements so that multi-family lands do not under build. Require compatible design standards for infill, include neighborhood associations.
- More home, but space between a yard?
- That is the purpose of this. Keep it.
- Use more infill, create a better infill ordinance with more incentives. To preserve environment, density is important to protect rural areas from “growing more sprawling homes and communities.
- Do a better job of defining what infill should be and when it should be allowed. Do not allow the builder to claim he has met the requirements when he has not.
- Need to expand boundaries soon, but if keeping boundaries, force cities to accommodate population that they do not want outside boundaries.

I disagree=23

The following are the comments of those responding “I disagree”:

- We need to focus on building livable communities and giving people options. We should not force people to live in dense urban areas.
- More homes per acre means more impervious surfaces. Water is a necessity of life. We need to recharge our aquifers. Build up not out. I agree with this.
- Have enough land zoned for future growth in areas to control growth in an organized way. Put multi-family next to commercial and industrial so commute time is reduced.

- I basically agree, but I do not think we have the data to make the decision to expand yet.
- Lots are too small already – minimum lot size. Do not let developers have smaller lot sizes because of wetlands (they should have wetlands just few lots).
- Air quality control green space not to be lost to high density.
- Need to grow smarter.
- We can not sustain this ?? [Could not read] commitment.
- No more tiny 6,000 square foot lots. You are building ghettos. No more HUD apartment taxes.
- I disagree because it distracts from quality of life and increases traffic woes.
- I do not want to live like a sardine. Move the urban boundaries and plan for lots of open space that will remain open space and reasonably sized lots. Six single-family houses per acre is ridiculous.

How do we make this a desirable place to live?

Comments:

- Concurrency must evaluate all forms of community infrastructure. Transportation is ?? [Could not read].
- Community must consider what it wants to look like in 2050, and more years, then plan how to get there, not just think about present and short-term to get what we really want.
- Give people housing options. Do not try to force us all to live in dense urban housing. Do not try to force us all to live in suburban either!
- Recovery development cost do not underwrite it with tax dollars.
- Provide options for short trips (within 1-2 miles of home) for safe walking and bicycling. Reduce use of cars and traffic on short trips.
- Regional parks are great, but we need parks in our neighborhoods where our kids can play. Currently they play in streets...safely? Smaller lot sizes, less room to play. How can we get to shopping without a car?
- As a real estate agent, I take people by homes in small lots and they tell me they do not want to buy a house so close to others!
- No more apartments, especially HUD. Vancouver and Portland in same HUD region. It seems they are using Vancouver as their dumping area.